

## Wembley, 19/227 Cambridge Street

City Fringe Studio Apartment | Potential positive geared INVESTMENT

END DATE SALE - Offers presented 11th of April 2024 UNLESS SOLD PRIOR

\* If you are a property connoisseur be quick \* fully furnished package may be included \* top tenant \*

Potential rent \$400 per week | Convenience location | Wembley Shops nearby | Nearby Lake Monger park

Approximately 51 total area | Approximately 35 total living | 1 car bay plus visitor parking

Brief //

Paradise is living nearby the Cambridge Forum in the Atrium on Cambridge

Downsizers young couples investors this is an easy care Studio boutique apartment that is



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/NZSFF4](http://ljhooker.com.au/NZSFF4)

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well presented well located secure spacious and with strong rental returns

Located on the popular Cambridge Wembley strip with nothing to do here but move in and enjoy the Mediterranean facade easy open plan lay out with kitchen studio lounge and separate bedroom plus separate combined bathroom laundry incredible views all in this very walkable location to lots of excitement day and night

#### Features //

Ambience abounds in the Mediterranean themed Atrium apartment complex with curvaceous walls and leafy green plants adorning each corner complementing this Studio lifestyle fully furnished and equipped apartment located in the heart of Wembley offering a double bedroom with BIR and a study window with easterly views generous ensuite with a combined laundry air conditioning sliding door for segregation when required from the spacious studio and kitchen living area with feature block glass wall creating mood and a touch of art deco character - if you're old enough to remember the '80s you might recall glass brick was a design favourite of the era well now they're back and forecast to be a 'must have' design trend for 2024

#### Property //

On one of the finest cafe strip walks in Western Australia improved by a fantastic designer top floor apartment in the Atrium Complex providing security and comfort with great style and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational facilities nearby

1 bedroom 1 bathroom 1 studio area this well cared for property has a master bedroom with an equally impressive ensuite with good separation from the large separate living area and study space with a large block glass wall panel allowing perfect natural lighting versatility in the kitchen day and night

The living areas receive WOW factor from the easterly views which provides a tranquil serenity with large windows that can block out all the wind noise and light of the world or open it up for freshness and relaxation

The secure parking areas have parking for every unit and several visitor bays also there are very few cars here as mostly people are not using cars but public transport

#### Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting across the road from the very footstep of the Atrium with the 24/7 BP with Wild Bean Cafe and mini mart and the Saffron Indian Restaurant whilst offering everyday conveniences like Wembley GG IGA for all your shopping needs and the Wembley Hotel for classy socialising and fantastic meals

A convenient property in arguably one of the most functional locations Perth has to offer with very low costs perfect for downsizers young couples minimalists and definitely those secure lock and leave investors

#### Location //

- 3km to Perth CBD
- 500m to Subiaco Train Station
- 475m to Subiaco Common park
- 1.8km Free Green CAT bus Leederville
- 350m to St John of God Subiaco Hospital
- 3.5km to Hay Street & Murray Street Malls
- 1.75km to Kings Park, walking & cycle trails



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- Short stroll to an array of cafes and shops
  - 4km to Elizabeth Quay, Barrack Square & Swan River
  - 1km to Wembley Hotel Cambridge Forum & Good Grocer IGA
  - 3km to Perth Arena - Home to international performances & sport
- ( All measurements are approximate only )

Don't miss this fantastic opportunity for home owners and investors alike

Built : 1986

Car Bays : 1 x 16 sqm

Total : ( approximately ) 51 sqm

Living : ( approximately ) 35 sqm

Shire Rates : ( approximately ) \$1300 p.a.

Water Rates : ( approximately ) \$965 p.a.

Strata per quarter : Total \$733.20 Admin \$733.20 Reserve \$0

T&C'S :

- \* End Date Sale - Offers presented 11 | 04 | 2024
- \* The sellers reserve the right to accept an offer prior to the End Date Sale process
- \* Finance offers welcome (A written pre-approval will assist you in the offer process )
- \* Building & Termite inspections are welcome
- \* Flexible settlement time frames available
- \* Subject to sale offers are welcome

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Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you



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## More About this Property

Property ID	NZSFF4
Property Type	Apartment
Including	Toilets (1)

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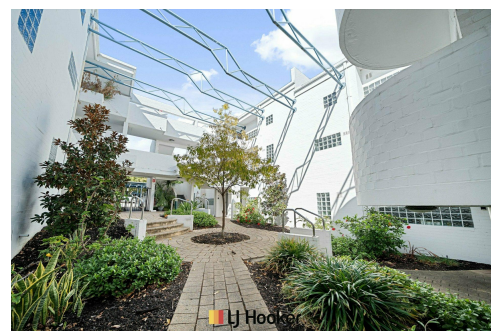
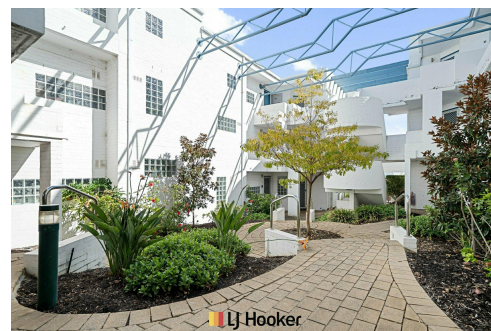
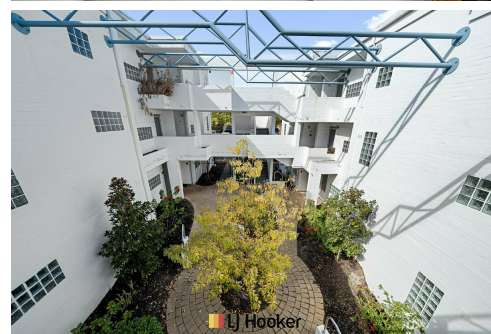
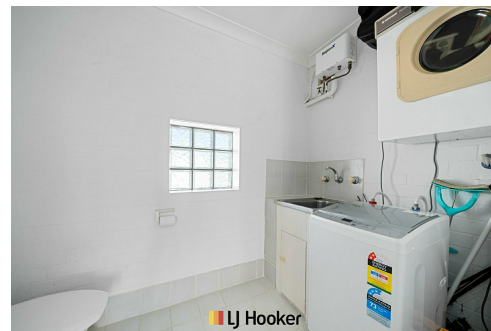
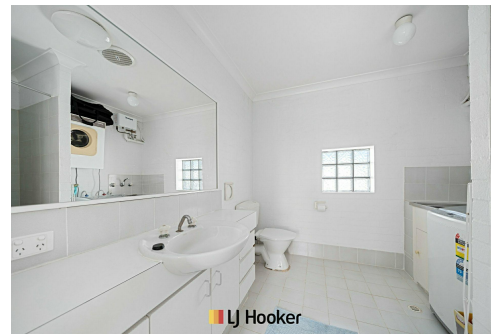
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